076.0	0002	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,008,300 / 1,008,300
					USE VALUE:	1,008,300 / 1,008,300
					ASSESSED:	1,008,300 / 1,008,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON CRAIG M
Owner 2:	
Owner 3:	
Street 1:	15 COLLEGE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,236 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2560 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8236.000	541,300		467,000	1,008,300
Total Card	0.189	541,300		467,000	1,008,300
Total Parcel	0.189	541,300		467,000	1,008,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.81 | /Parcel: 393.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	47915
GIS Ref	
GIS Ref	
Insp Date	11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0002-0002.A

!6316!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	541,300	0	8,236.	467,000	1,008,300	1,008,300	Year End Roll	12/18/2019
2019	101	FV	411,800	0	8,236.	433,600	845,400	845,400	Year End Roll	1/3/2019
2018	101	FV	411,800	0	8,236.	433,600	845,400	845,400	Year End Roll	12/20/2017
2017	101	FV	411,800	0	8,236.	380,200	792,000	792,000	Year End Roll	1/3/2017
2016	101	FV	411,800	0	8,236.	346,900	758,700	758,700	Year End	1/4/2016
2015	101	FV	401,600	0	8,236.	306,900	708,500	708,500	Year End Roll	12/11/2014
2014	101	FV	401,600	0	8,236.	290,200	691,800	691,800	Year End Roll	12/16/2013
2013	101	FV	401,600	0	8,236.	276,200	677,800	677,800		12/13/2012

PRINT

Date	Time
12/10/20	21:06:30

LAST REV

Date	Time
09/26/19	08:36:12
danam	
6316	

USER DEFINED

Prior Id # 1:	47915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN MARTHA	28385-171		3/31/1998		242,850	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2005	119	Redo Kit	23,000			G6	GR FY06	
5/24/2003	413	Addition	136,892	C		G6	GR FY06	2nd sty, frt porch
5/8/1996	168		2,800					12X15 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Meas/Inspect	DGM	D Mann
11/7/2018	MEAS&NOTICE	BS	Barbara S
12/31/2008	Meas/Inspect	294	PATRIOT
6/24/2005	Permit Visit	BR	B Rossignol
11/20/1999	Inspected	263	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8236		Sq. Ft.	Site		0	70.	0.81	12									466,958						467,000	

Total AC/HA: 0.18907 | Total SF/SM: 8236 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,958 | Spl Credit | Total: 467,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06009221
Const Adj.:	0.99989998
Adj $ / SQ:	132.498
Other Features:	115148
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567364
Depreciation:	26099
Depreciated Total:	541265

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

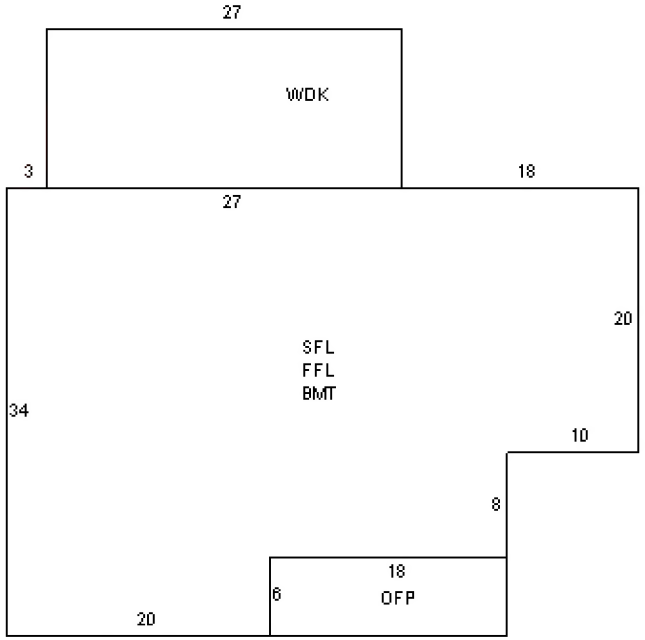
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.75
Special Features:	0	Val/Su Net:	123.70
Final Total:	541300	Val/Su SzAd	211.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,384	39.750	55,013
FFL	First Floor	1,384	132.500	183,378
SFL	Second Floor	1,176	132.500	155,871
WDK	Deck	324	9.090	2,944
OFP	Open Porch	108	31.770	3,432

Net Sketched Area:	4,376			Total:	400,638
Size Ad	2560.4000	Gross Are	4584	FinArea	2560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	